

6.8 - R-5 HIGH DENSITY RESIDENTIAL DISTRICT

6.8.1 PERMITTED USES:

Within the R-5 High Density Residential District the following uses are permitted:

- 6.8.1.1 All uses permitted in the R-4 Medium Density Residential District provided all other R-5 requirements are observed;
- 6.8.1.2 Schools, public and private, offering general education, provided:
 - A. They are located on an arterial or collector street; and
 - B. The buildings are placed not less than fifty (50) feet from the side property lines.
- 6.8.1.3 Swimming clubs, provided:
 - A. They are owned and operated by private clubs organized as non-profit associations, whether incorporated or not, conducting noncommercial recreational swimming activities and other related recreational activities for the exclusive use of club members and their guests;
 - B. The minimum lot area is two (2) acres with the total lot area to be calculated on the basis of one (1) acre for each one hundred (100) families in the membership of the club or organization;
 - C. They are located on arterial or collector streets as the same are designated on the Official Zoning Map of the city of Johnson City;
 - D. No recreational activity takes place nor any building, machinery, or equipment is located within fifty (50) feet of any side, front, or rear property lines;
 - E. The sale of merchandise, excluding refreshments to be consumed on the premises by members and their guests, shall be prohibited;
 - F. One (1) identification sign, with an area not to exceed twelve (12) square feet, erected flat against a fence or the front or side of the building shall be permitted. Lighting of such sign shall be prohibited; and
 - G. Noise and glare are to be minimized. Outdoor loud speakers, juke boxes, public address systems, electric amplifiers, and similar electronic devices shall not be permitted.

- 6.8.1.4 Day-care centers and dance schools which are established to offer instructions to persons of preschool and elementary and secondary school age, provided:
- A. No more than one hundred (100) children are cared for in day-care centers and no more than twenty (20) students are given instructions at one time in dancing schools;
 - B. These uses are not permitted to be located on cul-de-sacs;
 - C. If access is gained from an arterial or collector street, a paved driveway connected to the arterial or collector street must be provided. This driveway must include an exit and an entrance to facilitate safe, off-street loading and unloading which does not require backing into the street; and
 - D. The maximum permitted floor area of the principal building shall be five thousand (5,000) square feet.

6.8.1.5 Emergency or temporary shelters, provided:

- A. The shelter houses no more than fifteen (15) persons for no more than thirty (30) days per person. Length of stay may be extended when extenuating circumstances can be shown by the Shelter Director; and
- B. All applicable conditions for approval listed in Subsection 6.6.1.7 are met.

6.8.2 **USES PERMITTED BY APPROVAL AS SPECIAL EXCEPTION:**

The following uses are permitted when approved by the Board of Zoning Appeals as Special Exceptions as provided by Section 15.4:

6.8.2.1 Nursing homes, provided:

- A. They are located on an arterial or collector street; and
- B. The buildings are placed not less than fifty (50) feet from side property lines.

6.8.2.2 Golf courses, subject to the provisions of Subsection 6.7.2.3.

6.8.2.3 Group homes for eleven (11) to fifteen (15) unrelated mentally retarded, mentally handicapped, or physically handicapped residents, provided:

- A. Supervisor(s) or houseparents(s), certified by the appropriate overseeing agency (e.g. the State Department of Mental Health and Mental Retardation), be on-premise at all times;

- B. Prior to admission to the facility, all resident applications are screened by the appropriate sponsoring agency, such as Watauga Mental Health Center or Dawn of Hope, in order to exclude violence-prone or other potentially dangerous persons;
- C. The facility is fully licensed by the appropriate overseeing state agency; and
- D. The facility is located not closer than 1,320 feet to any group home or temporary shelter.

6.8.2.4 Alternative tower structures.

6.8.3 AREA REGULATIONS:

All buildings and uses, unless otherwise specified in this Code, shall comply with the following setback, coverage, and area requirements:

6.8.3.1 Minimum Lot Size:

- A. Minimum lot size shall be 6,000 square feet.
- B. Minimum lot width shall be fifty (50) feet at the front building line.

6.8.3.2 Density:

Maximum density shall be twenty-two (22) dwelling units per acre.

6.8.3.3 Yard Area:

- A. Front Yard:
Minimum front yard setback shall be twenty-five (25) feet on an arterial or collector street and twenty (20) feet on all other streets. Front-facing garages shall have a minimum setback of twenty-five (25) feet on all streets.
- B. Side Yard:
Minimum side yard setback shall be eight (8) feet.
- C. Rear Yard:
Minimum rear yard setback shall be thirty (30) feet.

6.8.4 MAXIMUM LOT COVERAGE:

The principal building and all accessory buildings shall cover not more than thirty-five (35) percent of the total lot area.

- 6.8.5 HEIGHT REGULATIONS:
Principal buildings shall not exceed the height of sixty-five (65) feet.
- 6.8.6 SIDEWALK REQUIREMENT:
Sidewalks shall be required for all uses required in R-4, Subsection 6.7.6, and for swimming clubs and multi-family developments along their public street frontages in accordance with Article XI, Sidewalk Regulations, and The Standards of Design for Streets and Drainage.
- 6.8.7 CONCEPT PLAN REQUIRED:
Each application for a rezoning request shall be accompanied by five sets of a concept plan as described in Article XIV, Subsection 14.3.1. The review and approval process for such concept plan shall be as described in Subsection 14.3.2.